



1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2019.

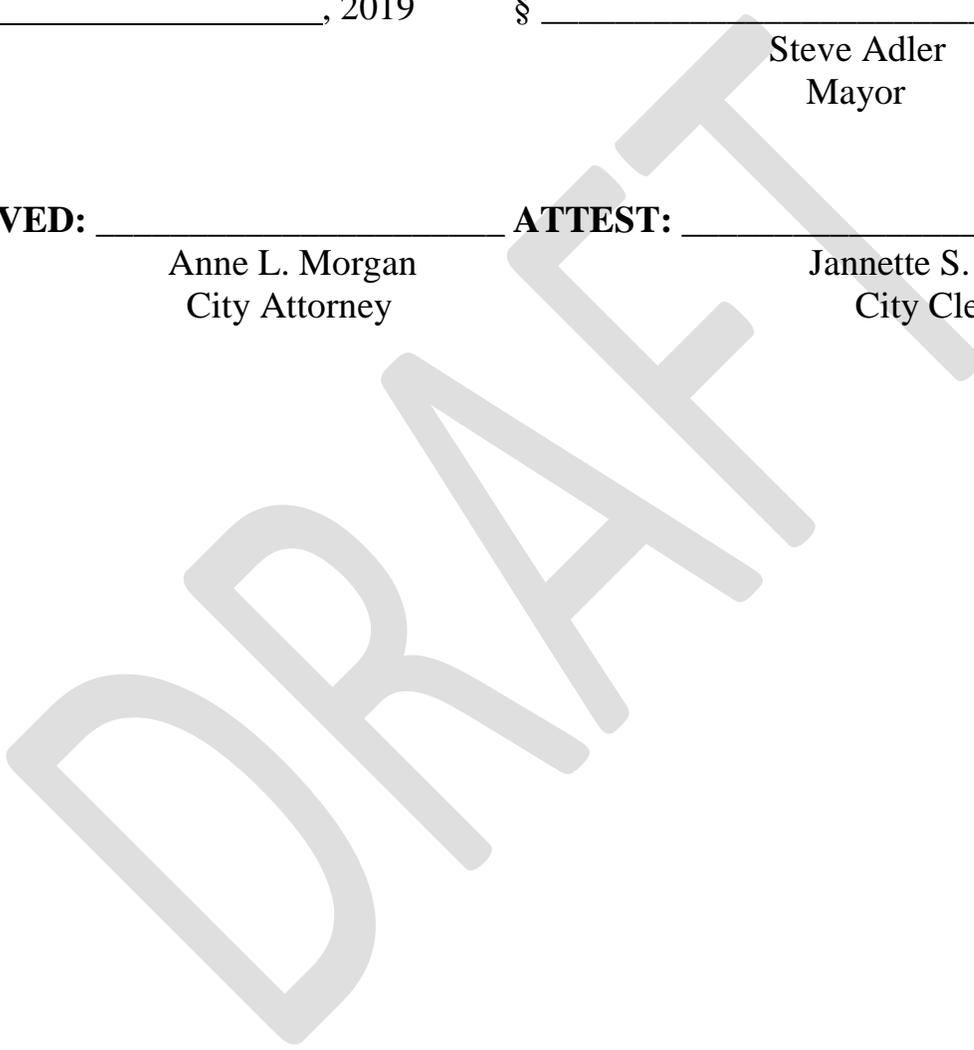
2  
3 **PASSED AND APPROVED**

4  
5 §  
6 §  
7 \_\_\_\_\_, 2019 § \_\_\_\_\_

8 Steve Adler  
9 Mayor

10  
11  
12 **APPROVED:** \_\_\_\_\_  
13 Anne L. Morgan  
14 City Attorney

12 **ATTEST:** \_\_\_\_\_  
13 Jannette S. Goodall  
14 City Clerk



C14-2019-0099

**CARSON AND BUSH  
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

JUNE 20, 2000

**FIELD NOTE DESCRIPTION OF 0.493 ACRES OF LAND, BEING A PORTION OF LOT 2AB, RESUBDIVISION OF LOT 1B OF THE RESUBD. OF LOT 1, W.T. WALLIS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18 PAGE 23 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO BIOREALTY, INC. BY WARRANTY DEED RECORDED IN VOLUME 12265 PAGE 877 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron pipe found in the north line of Lot 2AB, Resubdivision of Lot 1B of the Resubd. of Lot 1, W.T. Wallis Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 18 Page 23 of the Plat Records of Travis County, Texas, and being in the south line of Lot 1, Holiday Park, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 92 Pages 11-12 of the Plat Records of Travis County, Texas, and being at the Northwest corner of that certain tract conveyed to Biorealty, Inc., by warranty deed recorded in Volume 12265 Page 877 of the Real Property Records of Travis County, Texas, and being at the Northeast corner of that certain tract conveyed to Mark R. Austin and Barbara B. Austin by deed recorded in Volume 12241 Page 1157 of the Real Property Records of Travis County, Texas, and being the Northwest corner and **PLACE OF BEGINNING** of the herein described tract;

**THENCE** with the north line of said Lot 2AB, the following three courses:

- 1) S 61 deg. 02' 53" E 9.97 ft. to a 60D nail found;
- 2) S 29 deg. 43' 13" W 4.09 ft. to a 3/4 inch iron pipe found;
- 3) S 60 deg. 03' 00" E 124.91 ft. to a 1/2 inch iron rod found at the Northeast corner of said Lot 2AB, and being the Northeast corner of said Biorealty tract, and being the Northwest corner of Lot 2, W. T. Wallis Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 9 Page 69 of the Plat Records of Travis County, Texas, and being the Northeast corner of this tract, and from which a 1/2 inch iron pipe found at the most northeasterly corner of said Lot 2 bears S 60 deg. 03' 00" E 339.76 ft.;

**THENCE** with the west line of said Lot 2, and the east line of said Lot 2AB, S 11 deg. 54' 00" W 136.86 ft. to a 1/2 inch iron rod found in the north right-of-way line of Old Fredericksburg Road at the Southeast corner of said Lot 2AB, and being the Southeast corner of said Biorealty tract, and being the Southwest corner of said Lot 2, and being the Southeast corner of this tract;

**THENCE** with the north right-of-way line of Old Fredericksburg Road and the south line of said Lot 2AB, N 82 deg. 20' 00" W 135.80 ft. to a 1/2 inch iron rod found at the Southwest corner of said Lot 2AB, and being the Southwest corner of said Biorealty tract, and being the Southeast corner of said Austin tract, and being the Southwest corner of this tract;

**THENCE** leaving the south line of said Lot 2AB with the east line of said Austin tract and the west line of said Biorealty tract, N 14 deg 23' 39" E at 3.74 ft. pass a 1/2 inch iron pipe found, and continuing on the same course 188.85 ft. more, for a total distance travelled on this course of 192.59 ft., to the **PLACE OF BEGINNING**, containing 0.493 Acre of land.

SURVEYED: June 13, 2000

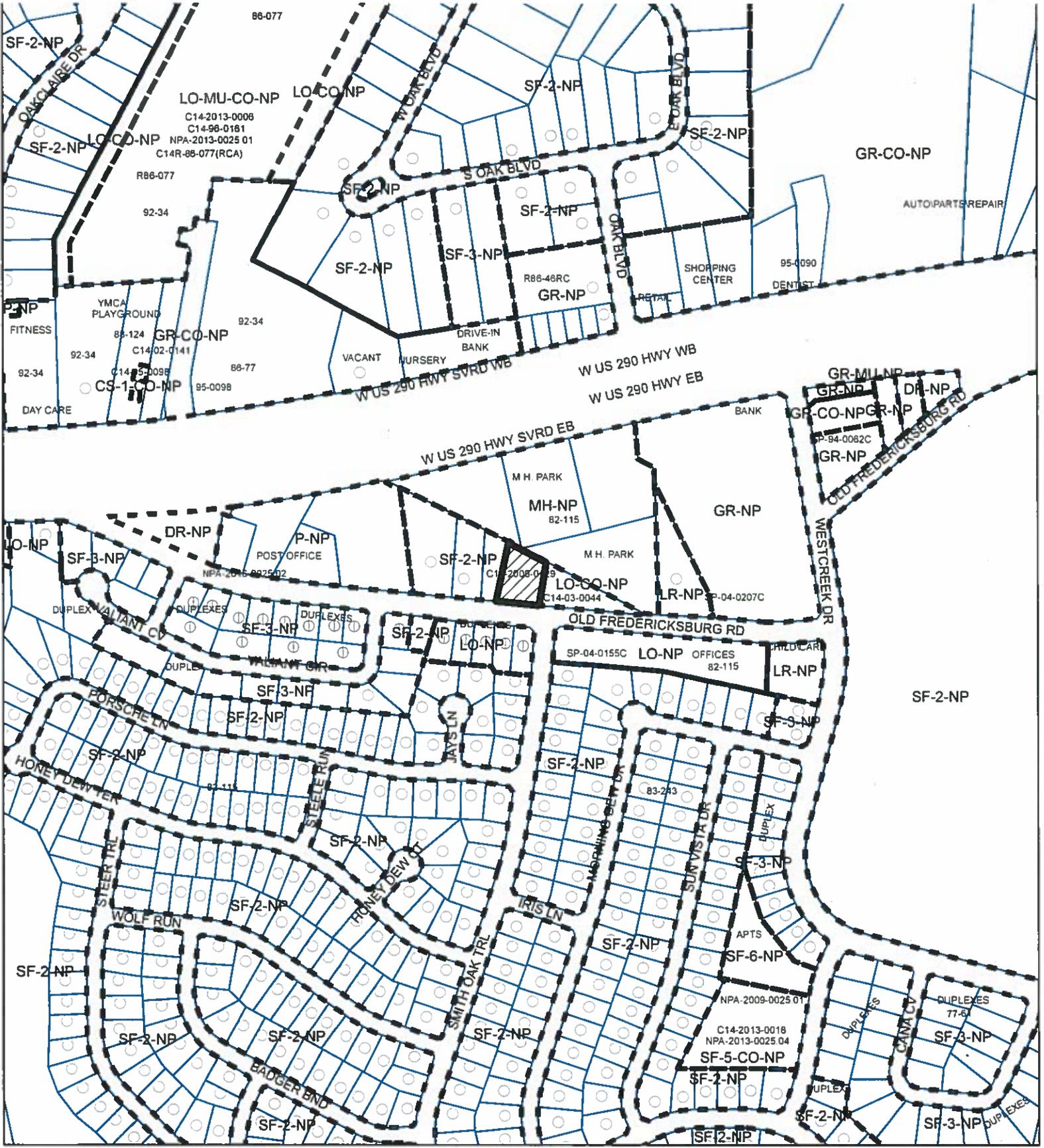
Holt Carson  
Registered Professional Land Surveyor No. 5166



see accompanying map no. A 580002

**EXHIBIT "A"**





**ZONING**

ZONING CASE#: C14-2019-0099

**EXHIBIT "B"**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 8/5/2019